



PLANNING COMMISSION MEETING STAFF REPORT FEBRUARY 9, 2006

Project:	Centerville Grove Town Homes (PLN2006-00067)
Proposal:	To consider a General Plan Amendment, Planned District Rezoning, and Centerville Specific Plan Amendment for a 15-unit residential town house development
Recommendation:	Recommend a General Plan Amendment, Planned District Rezoning, and Centerville Specific Plan Amendment to City Council based on Findings and subject to conditions
Location:	4141 & 4155 Central Avenue in the Centerville Planning Area APNs 501-536-48 & 501-536-49 (See aerial photo next page)
Area:	0.84-acre site
People:	Gary Willis and Rich Quattrini, Applicant Peter Jacobsohn & Bing Udinski, Agent of Applicant Steve Willis & Rich Quattrini, Owners Terry Wong, Staff Planner (510) 494-4456; twong@ci.fremont.ca.us
Environmental Review:	An initial study and mitigated negative declaration were prepared and circulated for this site
General Plan:	Existing: Low Density Residential 5-7 du/ac. Proposed: Medium Density Residential 15-18 du/ac
Zoning:	Existing: R-1-6, Single-Family Residential District Proposed: P-2006-67, Preliminary and Precise Planned District

EXECUTIVE SUMMARY:

The applicant is requesting a General Plan Amendment and Rezoning to develop the site with 15 upscale town homes. The site currently has a General Plan land use designation of Low Density Residential, 5 to 7 dwelling units per acre. The applicant is requesting a General Plan Amendment and Centerville Specific Plan Amendment to Medium Density Residential, 15 to 18 dwelling units per acre. Because the subject parcels are relatively narrow and deep, and are located on a major arterial street, the applicant believes the best use of the site is for multi-family residential units. The applicant requests the Planning Commission recommend approval of the proposed Mitigated Negative Declaration, the General Plan Amendment, Centerville Specific Plan Amendment and rezoning to Preliminary and Precise Planned District to the City Council.



Figure 1: Aerial Photo (2002) of Project Site and Surrounding Area.



SURROUNDING LAND USES:

- North: Commercial/religious facility
- South: Medium density apartment district
- East: Low density residential
- West: Low density residential

BACKGROUND AND PREVIOUS ACTIONS:

The project site consists of two parcels that are 0.42 acres each, totaling 0.84 acres. Each lot has one existing single-family dwelling. The applicants state they would have difficulty in fully utilizing their parcels without developing them jointly. Because the parcels are relatively narrow, and deep (60' x 306.60' each), the applicants believe the site is best suited for a multi-family residential product type over a small lot single-family residential development and believe they have designed an attractive, well thought-out town home project.

PROJECT DESCRIPTION:

The project consists of a General Plan Amendment, Centerville Specific Plan Amendment, and Preliminary and Precise Planned District rezoning of a 0.84 acre site. The site's existing General Plan and Centerville Specific Plan Land Use designation is Low Density Residential, 5 to 7 dwelling units per acre. The property is currently zoned R-1-6, low-density single-family residential district. The applicant requests a General Plan and Centerville Specific Amendment to Medium Density Residential, 15 to 18 dwellings per acre and a rezoning to a Planned District for a multi-family residential project consisting of 15 luxury town houses. The applicant has designed six different floor plans for the project. Each of the two and three-story units will contain three to four bedrooms and have living spaces that range in size from 1,219 to 1,943 square feet. All of the town homes will have a private two-car garage that range in size from 386 square feet to 459 square feet.

The applicant's Preliminary and Precise plan indicates how the site can support the maximum density of the proposed Medium Density Residential (18 dwellings per acre) land use designation, while providing an appropriate transition and setbacks from the adjacent single-family dwellings on the northeast and southwest sides of the proposed development. The applicant has maximized the amount of open space on the site by providing a minimal building footprint. Each unit will have a 15' rear yard setback. The second floor, which contains the main living areas, will cantilever three-feet at the front and rear of the units. Thirteen of the 15 units will include a third floor, which will contain one to two bedrooms, depending on the model. In an effort to provide sufficient building articulation, the third floors will be stepped back from the exterior walls of the second floor and will therefore, be substantially smaller in square footage than the floors beneath them. For architectural interest and additional private open space, the applicant has incorporated balconies into the project. To help maintain privacy in the rear yards of the adjacent single-family homes, the applicant has located the balconies only on the front elevations of the units, which face the private street located through the center of the proposed development.

PROJECT ANALYSIS:

General Plan Conformance:

The following General Plan Goals, Objectives and Policies are applicable to the proposed project:

Fundamental Goal F8: *A Diversity of residential, recreational, cultural, employment and shopping opportunities.*

Fundamental Goal H3: *Housing affordable and appropriate for a variety of Fremont households at all economic levels throughout the city consistent with the Hill Area Initiative of 2002.*

GOAL H 2: High quality and well designed new housing of all types throughout the City.

This project would be of a high quality design and construction, and would meet this goal. The applicant is proposing professionally designed, high quality architecture, as discussed later, which is both appropriate for and responds to surrounding development.

GOAL H 3: Housing affordable and appropriate for a variety of Fremont households at all economic levels throughout the City.

Attached single-family townhouses of this size provide more affordability than for-sale detached housing units in Fremont and the applicant is also providing two below market rate units.

Policy LU 1.11: Appropriate transitions shall be encouraged between higher density residential areas and lower density areas, and between commercial areas and lower density residential areas. Transitions can be composed of streets, setbacks, open space, landscape and site treatments, building design and/or other techniques.

Transitions between the adjacent residential developments are achieved through architecture and design of the proposed development, as well as the general size, height, and massing, The project appropriately transitions between existing developments on the south, west and north by providing adequate building separation between the existing buildings on adjacent property and the proposed building by incorporating staggered setbacks and appropriate landscape screening.

Policy LU 1.23: A variety of unit types and sizes shall be encouraged within each multi-family project.

The applicant is proposing a variety of unit types to comply with this policy. As indicated earlier the sizes of the units range between 1,219 square feet and 1,943 square feet of living space, with three and four bedrooms plans available.

Policy LU 1.24: Multi-family housing... shall be designed to accommodate the needs of families and children.

This project incorporates six unique floor plans of varying sizes as well as an affordable component to allow it to meet these goals and policies. The proposed units include multiple bedrooms, which will help accommodate the potential needs of families and children. To accommodate the developments needs, the proposal includes a “public area” or common open space for the use of the residents and guests of Centerville Grove town homes.

Centerville Specific Plan Conformance:

The project site is also located within the Centerville Specific Plan, and is therefore subject to the Centerville Specific Plan (CSPC) policies and regulations which guide future development in the Centerville area. The CSPC area consists of approximately 680 acres of the larger Centerville Planning Area. The project site is identified as “Subarea 5” in the CSPC, which includes single-family residential uses; however, there is

underdeveloped land designated for multi-family residential uses. A portion of the “subarea” also includes commercial uses along Maple Street and Joseph Street.

The proposed development on the project site provides a new housing opportunity for existing and future residents of Centerville in a location that is also adjacent to Subarea 1, which contains the historic retail district in Centerville. Additionally, the site is within relatively close proximity to the Centerville Train Station. For these reasons, staff finds that the proposed project is consistent with the Centerville Specific Plan's goal and policies of creating a pedestrian-oriented community in Centerville. It is also in accordance with area-wide goals of providing new housing opportunities and enhances the quality of the existing neighborhood.

Zoning Regulations:

Four specific Planned District findings must be made when considering the architecture and site design in relation to the surrounding area. A proposed project must also take into account site access and impacts on adjacent residential and commercial uses. As discussed below, staff believes that the proposed project meets the special goals of the Planned District, and proposes the following findings:

1. The proposed architecture will be superior quality and will enhance the scenic qualities and complement the character of the area and be an attractive feature for Fremont and the Centerville Planning Area.
2. The proposed site plan has provided for direct pedestrian connections to Central Avenue via a walkway from unit doorways directly connecting to the public sidewalks.
3. The guest parking spaces are located, to the degree feasible, away and out of sight from Central Avenue.
4. The proposed access is designed so as to minimize impacts to adjacent thoroughfares.

The proposed development standards for the project are based upon a composite of the development standards of both the R-3-18, Multi-Family Residence District. The R-3 standards provide for flexibility to ensure proper transition and buffer between uses. The applicant has designed a lower profile building with a height of 30' at the midpoint of the roof, the same height allowed for single-family residential developments.

Parking:

The City's parking standards require one covered parking space for each unit with two or more bedrooms for resident parking, plus 0.5 uncovered spaces per unit for residents, plus 0.5 uncovered spaces per unit designated for guest parking only. Because 15 dwelling units with three and four bedrooms are proposed, the total on-site parking requirement for this project is 23 spaces for occupant parking and 8 spaces for guest parking. The proposed site plan shows a total of 38 parking spaces:

Covered Occupant Parking (garages): 30 side-by-side spaces

Uncovered Guest Parking: 8 standard spaces (1 van accessible)

38 spaces

For future homeowner convenience, the applicant has provided more parking spaces than required; however, the following condition is included (condition B-7): The exterior parking of boats, campers, and trailers on the site

are prohibited. In no event shall household storage preclude the parking of vehicles in a garage area, and all parking spaces designated for guest parking shall be restricted for guest usage only.

Inclusionary Zoning:

The project is required to meet the City's Inclusionary zoning requirements through the inclusion of at least 15 percent of all residential units as Below Market Rate (BMR) units. A total of two BMR units are required, as conditioned, for the 15-unit project (condition A-5).

Design Analysis:

Site Planning:

Because each of the existing parcels are relatively narrow and deep, the applicant would like to combine the lots to be able to maximize the development potential of the site. In order to make the project pedestrian-oriented, staff suggested the applicant position the two town homes located at the entrance of the development towards Central Avenue. The front entrances are enhanced with attractive porches, and decorative balconies designed to be inviting as well as functional. The project will be enhanced with the use of colored, textured concrete pedestrian walkways and driveway aprons to differentiate them from the private street.

The project's site plan was designed to maximize the open space. There is a large grassy area at the center of the development where residents and guests can picnic and barbeque. This area includes a decorative gazebo, picnic tables and barbeque grills. To enhance the privacy between the adjacent properties, each of the town homes will have screen planting, such as hedges, located in the rear patios, along the new masonry walls. This landscape screening will help provide additional privacy between the existing single-family dwellings and the new town homes (condition D-4).

The front and side street setbacks of the proposed buildings are less than the general standard of 20 feet. To promote a more pedestrian-oriented environment and neighborhood setting with front doors oriented towards the streets, the applicant proposes a front yard setback of generally 15', except where the front porches are located. The porches extend 4'-6" beyond the main structure.

Because of the narrowness of the project site (120'), the general standard 20' rear yard setbacks (per the R-3 district) to the property lines between the single-family residences could not be achieved; however, the project does provide 15' rear yards for each of the new units. The second floors cantilever into the rear yards by 3', but are setback 6' to 9' for the units that have a third floor. Staff believes these setbacks are adequate and are similar to dwellings within, for example, a Residence Garden Apartment District, or homes within a small-lot single-family residential development.

Architecture:

The applicant has designed a building with Spanish-Eclectic architecture. Staff has worked with the applicant to enhance the development's architectural detailing such as building articulation; window trim; wall reveals; window placement; carriage-style roll-up garage doors; cultured stone veneer; decorative chimneys; trim details; clay pipe accents, and decorative wrought iron railing. The buildings were designed to reduce the massing of the buildings with sufficient building modulation and variations in the setbacks of the building's upper floors. The use of hip roofs also contributes to the reduction of the massing at the corners of the buildings. The two units located closest to Central Avenue were designed as two-story units rather than three-story units in order to mitigate the visual impact of the buildings from the street elevations. The use of a varied color pallet and variegated tile roof also provide architectural interest in the development.

Lighting/Fencing:

The applicant has submitted a conceptual lighting plan. A detailed lighting plan for the development will be developed during the Development Organization review process. A lighting plan for shared open spaces and the private streets that provides light from a variety of sources (e.g. pedestrian-scale bollard pathway lighting, appropriately-scaled street light standards) is recommended (Condition A-11).

A pre-cast concrete wall will be required between the proposed development and the adjacent existing single-family residential development. The applicant will install a 7 foot high masonry wall along the rear and side property lines. The design of walls will be reviewed for compatibility with the project's architecture. The wall treatment and color will be subject to review during the Development Organization process. All wall styles, materials and heights will be reviewed for compliance with the Zoning Ordinance requirements (Condition C-2).

Open Space/Landscaping:

Each dwelling unit is provided with a private patio that range in size from 375 square feet to 852 square feet, which significantly larger than the required 100 square foot area and 10-foot interior dimension. The proposed common open space area is generous in size and contains useful amenities (e.g. tables, benches, barbeque grill and gazebo) for use by the future residents of the Centerville Grove town homes. Based on the proposed number of units (15), a minimum common open space area of 1,000 square feet is required. The applicant has provided a 1,764 square foot open space area at the center of the proposed project.

Per the Tree Survey, conducted by arborist John Leone, in September 2005, the project site contains a total of 28 trees, including five trees with a DBH (Diameter of trunk at Breast Height) of less than six inches. Of the 23 trees with a DBH of 6" or greater, 21 trees are designated for removal and two trees (a 16" Avocado and an 8" Box Elder) will be retained.

The trees were generally found to be drought stressed and in poor condition, due mainly to the lack of maintenance and care. A number of these trees, such as the cluster of Holly Oaks and Avocados were found at the property boundaries of the former single family home lots, possibly planted as screening or sprouted as volunteers.

The 21 trees to be removed include: 17 trees that were found to be drought stressed and/or in poor condition; two trees (one Holly Oak and one Privet) that require removal as part of the street dedication for the widening of Central Avenue and three trees in good condition but in conflict with the proposed development. The three trees are: a 15" Norway Spruce, a 24" Black Acacia and a 50' tall four-trunked Redwood Tree. Preservation of these trees would require unreasonable modifications to the design of the project.

Mitigation for the removal of these trees shall be the installation of four street trees of 24" box size along Central Ave., to be installed in conjunction with and conforming to the Central Ave. Street Widening Project currently scheduled for construction by the City. Additionally, the project shall include three (3) large canopy trees of 24" box size as part of the BBQ/Picnic area, and screen planting utilizing Sky Rocket Oaks (15 gal.) at the main drive terminus and along the westerly parking area.

View Impacts:

Every effort was made to mitigate the potential impact to privacy between the proposed project and the existing single-family dwellings on the adjacent lots. The applicant has incorporated landscaping to screen the rear yards of each of the town homes and act as a visual buffer between the adjacent existing single-family dwellings. The applicant has also eliminated all of the proposed balconies that were originally placed at the rear

of the town homes. The balconies are now only located at the front of the units, which are oriented towards the new private street. To minimize the visual impact of the units with third floor living spaces, the floors were stepped in from the edges of the buildings. The third floors are also significantly smaller in square footage than the other floors of the town homes.

Circulation/Access Analysis:

Pedestrian and vehicle access to the project site is from Central Avenue, an existing public street. Street improvements are required on Central Avenue in accordance with the Subdivision Ordinance. New pavement, curb, gutter, landscaping, sidewalk, and driveway shall be constructed.

A multi-phase public works project, City Project No. 8445(PWC) – Central Avenue Widening, is currently in process and the City project will eventually complete the street improvements on Central Avenue between Fremont Boulevard and Joseph Street. Currently the City's project has already purchased the necessary right-of-way and easements from the subject properties. However, the portion of the City's project to install the street improvements has not been finalized. It is anticipated that the construction contract for the City's project will be awarded in late 2006 or early 2007.

Depending on the timing of the applicant's project, namely the recording of the final map, the developer may be required to install complete street improvements up to the centerline of Central Avenue in accordance with the Subdivision Ordinance. The site plan shows the ultimate Central Avenue right-of-way. Conditions of approval regarding the right-of-way dedication and street improvement requirements are included as part of the Planned District rezoning.

On site vehicle circulation is provided by a private vehicle access way (PVAW), which is a type of private street used in condominium and townhouse developments. A vehicle turn-around area is proposed near the middle of the project site. This area shall be signed and marked for no parking. Due to the design of the project and size/shape of the project site, the following PVAW design standards are not being met with this project:

- PVAW Policy #6: All PVAWs are to be a minimum of twenty-four feet wide (clear width) in those portions where no parking is allowed directly off the access way. An additional four foot width is required on the side of access way wherein right angle enclosed parking is provided. An additional two foot width is required on the side of the access way wherein right angle carport or uncovered parking is provided.

Analysis: The project meets the PVAW policy with respect to garage access, however the seven surface parking stalls along the east side of the project do not comply. The proposed parking stalls and drive aisle comply with the City's apartment and commercial parking lot standards, which are slightly less than the PVAW standard. In order to comply with the PVAW policy the common open space area would have to be reduced. Staff supports the applicant's proposal and the reduction in PVAW width in this case.

Grading & Drainage:

The project site is currently improved as two single-family residential lots with associated improvements. The existing houses will be demolished to facilitate the townhouse project. The existing ground topography is mostly flat, with a slight downward slope at the rear of the property (northwest). Ground elevations vary from approximately 48 feet along Central Avenue to approximately 46 feet in the northwest corner. The grading and drainage concept design will be reviewed concurrently with the tentative map application, following the rezoning of the site.

Property Owner Outreach:

Staff strongly encouraged the applicant to work with their neighbors to discuss the proposal and determine if there were any issues or concerns to resolve prior to filing a formal application. The applicant held a neighborhood meeting at the Centerville Presbyterian Church during the past summer to inform the residents of the proposed project. Three residents were in attendance. Most of the comments related to appropriate interface between the new townhouse development and the existing single-family homes, such as setbacks, landscaping and parking. The applicant provided copies of a conceptual layout plan and indicated that the issues would be addressed during design of the future townhouse development project.

The project has evolved since the original design was proposed to staff. The applicant held another neighborhood meeting on January 22, 2006, to present the new enhance architectural design concept. Two neighbors attended the meeting. One neighbor expressed concerns about potential privacy issues between the existing single-family residences and the new town homes, as the rear yards will abut one-another.

Urban Runoff Clean Water Program:

The Federal Clean Water Act of 1972 and Water Quality Act (1987) require localities throughout the nation to obtain a National Pollutant Discharge Elimination System permit (NPDES) in order to discharge storm water into public waterways such as creeks, rivers, channels and bays. The latest Alameda Countywide permit requires projects to meet quantitative performance goals for reducing pollutants in storm water runoff.

The project proposes to meet the permit requirements by: constructing bio-filtration planters adjacent to the guest parking; and by installing an underground storm water treatment vault in the PVAW. The proposed treatment measures will be reviewed for compliance, along with the site drainage plans, during the final map and subdivision improvement plan process.

Environmental Review:

A Mitigated Negative Declaration has been prepared and circulated this project. The environmental analysis identified concerns regarding potential impacts to cultural resources, hydrology/water quality, noise, air quality, and geology/soils. The Mitigated Negative Declaration includes mitigation measures, which, if implemented, would reduce the identified impacts to non-significant levels. These mitigation measures are included as conditions of approval for the project (Exhibit D).

The Initial Study conducted for the project has also evaluated the potential for this project to cause an adverse effect -- either individually or cumulatively -- on wildlife resources. There is no evidence the proposed project would have any potential for adverse effect on any wildlife resources. Based on this finding, a Certificate of Fee Exemption will be submitted with the Notice of Determination after project approval, as required by Public Resources Code section 21089 (see attachment to draft Negative Declaration). The Certificate of Fee Exemption allows the project to be exempted from the review fee and environmental review by the California Department of Fish and Game.

The review period for the Initial Study and Draft Mitigated Negative Declaration began on January 6, 2006 and concluded on January 26, 2006. The Planning Commission is being asked to make a recommendation to the City Council on the use of a Mitigated Negative Declaration.

PUBLIC NOTICE AND COMMENT:

Public hearing notification is applicable. A total of 237 notices were mailed to owners and occupants of property within 300 feet of the site. The notices to owners and occupants were mailed on January 26, 2006. A Public Hearing Notice was published by *The Argus* on January 26, 2006.

In addition, a Notice of Preparation of a Draft Negative Declaration was published by *The Argus* on January 6, 2006.

One neighbor expressed concern to staff in regards to the height of the masonry wall that the applicant is required to install along the side and rear property lines of the project. To help mitigate the potential noise and privacy issues, the neighbor suggested increasing the proposed 6' wall to 7'. The applicant believed this was a reasonable request and has accommodated the neighbor's concern by increasing the masonry wall by one foot to seven feet in height.

ENCLOSURES:

EXHIBITS:

Exhibit "A"	General Plan Amendment
Exhibit "B"	Centerville Specific Plan
Exhibit "C"	Rezoning Exhibit
Exhibit "D"	Findings and Conditions of Approval
Exhibit "E"	Preliminary/Precise Site Plan, Architectural Elevations, Floor Plans and Landscape Plans
Exhibit "F"	Material and Color Board

INFORMATIONAL ITEMS:

1. Initial Study, Mitigated Negative Declaration, Mitigated Monitoring Plan
2. Planned District Justification
3. Conceptual Renderings

RECOMMENDATION:

1. Hold public hearing.
2. Recommend that the City Council find the initial study conducted for the project has evaluated the potential impacts that could cause an adverse effect, either individually or cumulatively, on wildlife resources and find that there is no evidence the project would have any potential for adverse effect on wildlife resources. As a result, recommend the filing of a Certificate of Fee Exemption for the project.

3. Recommend to the City Council the adoption of Draft Mitigated Declaration finding that there is no substantial evidence that the project, as mitigated will have a significant effect on the environment and further find that this action reflects the independent judgment of the City of Fremont.
4. Recommend to the City Council approval of the Mitigation Monitoring Plan (Exhibit "D") for Centerville Grove Planned District (PLN2006-00067).
5. Find that the project is in conformance with the relevant provisions contained in the City's General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Land use and Housing Chapters as enumerated within the staff report.
6. Find PLN2006-00067, as per Exhibit "C" (site plan, floor plans, elevations) fills the applicable requirements set forth in the Fremont Municipal Code; and further recommend that the City Council find that the requested deviations from the City's private vehicle access ways (PVAW's), and zoning standards, are justified for the reasons set forth in the staff report and in Finding No. 4.
7. Recommend that the City Council approve the General Plan Amendment to amend the General plan land use designation for PLN2006-00067 in conformance with Exhibit "A" (General Plan Amendment Exhibit).
8. Recommend that the City Council amend the Centerville Specific Plan as shown on Exhibit "B" (Centerville Specific Plan Exhibit) for PLN2006-00067 in conformance with Exhibit "A" (General Plan Amendment Exhibit).
9. Recommend to the City Council the rezoning as shown on Exhibit "C" (Zoning Exhibit) and Exhibit "E" Sheets 1-7 (Preliminary and Precise site plan, preliminary landscape plan, floor plans and elevations) and Exhibit "F" (material color and sample board) for PLN2006-00067 be approved, based upon the findings and subject to the conditions of approval set forth in Exhibit "D".

EXHIBIT "B"

CENTERVILLE GROVE TOWN HOMES PLN2006-00067

FINDINGS

The following findings are made based upon the information contained in the staff report as well as information presented at the public hearing, incorporated hereby:

1. The proposed "P" district, or a given unit thereof, can be substantially completed within four years of a preliminary and precise "P" district approval because the site is expected to be constructed as a single-phase development.
2. That each individual unit of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under another zoning district. The proposed residential land use is consistent with the Housing Element of the City's General Plan. The applicant has incorporated many features including high quality architecture, site design and landscaping as well as the required affordable housing component. The project will have a beneficial effect that could not be achieved under a standard zoning district because the Planned District will allow the development the flexibility necessary to respond to the unique constraints found at this infill location.
3. That the existing streets and thoroughfares and required on-site improvements are suitable and adequate to carry anticipated traffic, and anticipated future potential for site development will not generate traffic in such amounts as to overload the street network outside the "P" district because the site is suitable for the proposed use. The code-required on-site circulation and parking improvements can reasonably and adequately serve the residential development. The increased traffic from 13 (net) new residential units will not be a substantial increase for Central Avenue.
4. That any exception from standard ordinance requirements may be warranted by special design and planned district amenities incorporated in the future precise site plan, in accord with adopted policy of the Planning Commission and City Council. Upon proposal of a development project through the Planned District process, the applicant may propose modifications to the Fremont Municipal Code for Planning Commission consideration that will allow development that is consistent with the General Plan land use designation and the existing surrounding residences. The applicant has incorporated many features such as superior architecture and additional common and private open space that warrant an exception to the standard ordinance setback requirements.
5. That the area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development. This site is an infill development, with the land surrounding this site already developed.
6. That the "P" district is in conformance with the General Plan of the City of Fremont. The project conforms to the General Plan land use designation of Medium Density Residential (15 to 18 dwelling units per acre)

and is consistent with and implements the goals and policies of the Land Use and Housing Chapters of the General Plan. The project will bring the proposed density into alignment with the Housing Element goals of the General Plan.

7. That existing or proposed utility services are adequate for the population densities proposed. None of the responsible utility companies have stated they will be unable to provide the required services to the site.
8. All public improvements or facilities required as a part of this approval are directly attributable to the proposed development, and are required for reasons related to public health, safety and welfare.

General Conditions:

- A-1 The approval of PLN2006-00067 shall conform to Exhibit "E" (Site Plan, Floor Plans, Elevations and Landscape Plan), Exhibit "F" (material and color board) and all the conditions of approval set forth herein. This Planned District, P-2006-00067, entitles the construction of 15 town house units.
- A-2 Plans shall be submitted to the Development Organization for review and approval to ensure conformance with relevant codes, policies, and other requirements of the Fremont Municipal Code.
- A-3 Minor modifications to the approved building designs, elevations and colors may be made, subject to review and approval of the Community Development Director or her/his designee if such modifications are in keeping with the architectural statement of the original approval. However, the Community Development Director shall retain the authority to determine the level of review required, including a Planning Commission review.
- A-4 The project shall be subject to all Citywide development impact fees. These fees may include, but are not limited to, fees for fire protection, park dedication, park facilities, capital facilities and traffic impact. The fees shall be calculated at the fee rate in effect at the time of building permit issuance. The developer shall be entitled to a fee credit for the two existing homes to be removed.
- A-5 Pursuant to Article 21.7 [Inclusionary Housing] of the Fremont Municipal Code, the Property Owner(s) shall enter into a BMR Master Developer Agreement with the City to provide at least 15% of total number of residential units made available at affordable housing costs within the for-sale development.

A total of 2 units within the 15-unit "Centerville Grove" town house project shall be available for participation in a below market rate (BMR) affordable housing program, subject to the review and approval of the Office of Housing and Redevelopment. The BMR Master Developer Agreement shall run with the land, made part of the project's conditions of approval and shall be recorded on the property titles of each parcel designated for the BMR sales program.

The BMR Master Developer Agreement shall include the following provisions:

- BMR units must be affordable to families earning no greater than 110% or below of the county median income as defined by the United States Department of Housing and Urban Development in effect at the time of sale;

- Units shall only be available to eligible first time homebuyers as defined under the California Housing Finance Agency To the extent permitted by law, preference shall be given to those who currently live, work, or previously lived in the City of Fremont;
- To insure long-term affordability, and to assist the greatest number of families over the longest feasible time, BMR units shall be subject to resale restrictions under individual agreements developed by the City of Fremont, which shall be binding for a minimum of 30 years, renewable upon resale;
- The BMR sales price shall be computed as follows:
 For a two bedroom unit, the sales price shall be computed based upon the maximum program restricted income for a family of three times a multiplier of 3.5, and for a three bedroom unit, the sales price shall be computed based upon the maximum program restricted income for a family of four times a multiplier of 3.5. For January 2005, the sales prices are:
 2005 BMR sales price:
 2 bedrooms (family of 3 at 110% of area median income): \$284,900
 3 bedrooms (family of 4 at 110% of area median income): \$316,400
 4 bedrooms (family of 5 at 110% of area median income): \$341,950

The City of Fremont Office of Housing and Redevelopment will conduct the Buyer Selection process and will provide eligible homebuyers to the Developer. The selection process will be described in the BMR Master Developer Agreement.

- A-5 To mitigate the identified air quality impacts of grading and construction, dust suppression measures shall be incorporated into the project conditions of approval and construction drawings. Dust generated on the project site shall be controlled by watering all exposed areas at least twice daily during excavation, and especially during clearing and grading operations. Additional watering on windy or hot days is required to reduce dust emissions. Stockpiles of sand, soil, and similar materials shall be covered with a tarp. Cover trucks hauling dirt or debris to avoid spillage. Paving and/or landscaping shall be completed as soon as feasible to reduce the time bare surfaces and soils are exposed. Dust emissions during construction will be minimized through the application of water required by the project specifications.
- A-6 Should any human remains or historical or unique archaeological resources be discovered during site development work, the provisions of CEQA Guidelines, Section 15064.5. (e) and (f) will be followed to reduce impacts to a non-significant level.
- A-7 Recommendations regarding further contamination characterization and cleanup of the site shall be completed. Testing of the soil for arsenic materials is required prior to any site preparation, grading, or construction on the site. If warranted, a remediation plan to remove arsenic shall be prepared and implemented. The remediation plan shall be consistent with applicable Fremont Fire Department standards. Necessary permits shall be obtained from all applicable regulatory agencies.
- A-8 Noise levels can be mitigated by measures described in the acoustical analysis prepared by Charles M. Salter dated on 10/21/05. Mitigation measures are required due to the traffic noise generated from

Central Avenue. Mitigation measures include mechanical ventilation, and sound transmission class (STC) wall rating of 45 as described in the noise analysis.

A-9 Centerville Specific Plan fees shall be required for all new construction. The fee amount shall be the fee applicable at the time of building permit issuance.

A-10 Construction otherwise w/in 500' of residences, lodging facilities, nursing homes or inpatient hospitals:

Construction hours will be limited in accordance with Section 8-2205 of the Fremont Municipal Code, and notes to this effect shall be placed on the cover sheet of the construction plans and on an all-weather notice board (format and content specified by City) conspicuously placed adjacent to the most visible right of way for the duration of the construction activity as follows:

- a. Monday-Friday, 7 a.m. to 7 p.m.
- b. Saturday & Holiday, 9 a.m. to 6 p.m.
- c. Sunday, no construction activity allowed

Site Planning

B-1 The parking configurations and dimensions shall conform to the City's standards and Ordinances and shall be reviewed as part of the Development Organization review process. The parking garages shall be reserved for car parking and shall not be used for storage. This requirement shall be made a condition of the tentative tract map approval and incorporated in the project CC&Rs subject to the approval of the City Engineer.

B-2 The street lighting illumination level for the open spaces and private vehicle access way shall meet public roadway standards (e.g. pedestrian-scale bollard pathway lighting, appropriately-scaled street decorative light standards) shall be reviewed by the Development Organization at the building permit review stage.

B-3 The proposed lighting of the main aisle shall be located to reduce the potential for glare or light spillage onto adjacent properties.

B-4 On-site signage, including directional signs, stop sign and other traffic signs, etc, wherever possible, shall be installed on 4" x 4" pressure treated wood posts wherever possible, subject to staff approval.

Special Conditions (Must be satisfied on on-going basis and included in the Homeowner's Covenants, Conditions and Restrictions (CC&Rs))

B-5 A Homeowner's Association shall be formed and shall covenant and be responsible for the maintenance of all commonly owned facilities, including the private street (or private vehicular accessway), which are not maintained by the public utility agency. CC&Rs, including these imposed conditions, shall be submitted to the Development Organization (or during the tract map improvement plan review process) for review and approval.

- B-6 The Homeowner's Association shall be required to contract with a professional management firm to handle maintenance operations and waste/recycling collection procedures. Documentation of such contract shall be submitted to the City. All commonly owned facilities shall be well-maintained in a good condition.
- B-7 The exterior parking of boats, campers, and trailers on the site are prohibited. In no event shall household storage preclude the parking of vehicles in a garage area, and all parking spaces designated for guest parking shall be restricted for guest usage only. All new occupants and property owners at the time of purchase or lease shall receive a separate notice on bright color paper of this condition.
- B-8 In the interest of aesthetics, uniformity in appearance, safety and security, all garage doors shall be maintained in a closed position, except during entering or exiting movements from the garage.
- B-9 The Homeowner's Association shall be responsible for the maintenance of all common areas. Landscaping shall be designed with an efficient irrigation system to reduce runoff and promote surface filtration and to minimize the use of fertilizers, herbicides, and pesticides that can contribute to urban runoff pollution.
- B-10 No power equipment, hobby shops, car maintenance (other than emergency work) shall be permitted within the private garage areas where such activities would displace normal use of the garages for day to day parking purposes.
- B-11 The Homeowner's Association is to periodically provide educational materials on stormwater pollution prevention (as furnished by the City) to all occupants.
- B-12 The Homeowner's Association shall be responsible for litter control and sweeping of all paved surfaces of the private street and within the development. All private storm drain systems are to be cleaned immediately before the commencement of the rainy season (October 15).
- B-13 No exterior additions to the residential structures, including the addition of pre-manufactured sunrooms and patio covers, shall be permitted.
- B-14 All roof-mounted and other mechanical equipment shall be screened from view from adjacent public rights-of-way and internal private streets.
- B-15 Garbage, trash or recycling containers shall be suitably concealed in an area dedicated within the garage of each unit, except such features may be placed at curbside on the designated garbage pick-up day.
- B-16 A provision shall be included in the CC&Rs stating that the payment of the utility (e.g., water, energy) bills for all common facilities, including its maintenance, are the obligations of the Homeowners Association.

Building Design

- C-1 All mechanical equipment (i.e. air conditioning units or similar) shall be screened from view from adjacent public and private rights-of-way, on-site parking, and neighboring residential properties.

- C-2 Final building design, colors and materials shall be consistent with Exhibit "C" (Site, Architecture, Grading, and Landscape Plans) and Exhibit "E" (Color and Material Sample Board), subject to staff review and approval during Development Organization review. The applicant shall work with staff on defining architectural details and materials, and on the final choice of colors.
- C-3 All garage doors shall be equipped with automatic garage door openers.
- C-4 Raised trim shall be provided at all exterior windows and doors, subject to staff review and approval.
- C-5 The final design, layout, and construction of the proposed development shall conform to the Security Ordinance, No. 2007, as amended, including a lighted street address and appropriate security measures, subject to the review and approval of staff during the Development Organization review process.
- C-6 No exterior additions or modifications to the residences (including pre-manufactured sunrooms), shall be permitted. This condition shall be incorporated into the CC&Rs for this project. Accessory structures such as trellises or storage sheds shall not occupy more than 30 percent of an individual town home's rear patio area.

Landscaping

- D-1 The following onsite trees are to be preserved: AVO1 (16" Avocado) and BE-2 (8" Box Elder). As both these trees are in the vicinity of the concrete block wall that is to be installed along the perimeter, the applicant is required to retain the services of a consulting arborist should root pruning become necessary when the wall footings are installed.
- D-2 Four street trees of 24" box size shall be installed along Central Ave., in conformance with the Central Ave. Widening and Improvement Project undertaken by the City. The applicant shall coordinate with the City's Engineers to ensure conformity with the tree species and installation.
- D-3 The common barbeque/picnic area shall be designed to provide a tree shaded common green space with accessible picnic tables and barbeque grills, screen planting along the perimeter wall, and three (3) large canopy trees installed as 24" box size.
- D-4 Each of the town home units shall be required to maintain screen planting in the rear yards of each unit and irrigated by a common HOA maintained irrigation line. The screen planting shall consist of three pittosporum trees (or similar), equally spaced along the rear property line of each town house. The planting area shall also contain a vegetated swale to process the roof runoff water from each of the units.
- D-5 The Project Landscape Architect shall coordinate with the Project Civil Engineer to provide vegetated swales for storm water treatment at the main drive terminus and into Lot 8, and along the perimeter wall of the common areas.
- D-6 Branches from mature trees may not overhang buildings and roofs. Adequate space to plant trees adjacent to buildings or other built features must be provided in the following minimum ways:
 - a) Small trees (to 15 feet tall) no closer than 6 feet from building or 2 feet from paving, curbs, or walls with a minimum planting area 5 feet wide.

- b) Medium trees (to 30 feet tall) no closer than 10 feet from building or 3 feet from paving, curbs, or walls with a minimum planting area 6 feet wide.
 - c) Large trees (above 30 feet tall) no closer than 15 feet from building or 3 feet from paving, curbs, or walls with a minimum planting area 6 feet wide, preferably 8 feet wide.
- D-7 All planting areas containing trees shall be free of all Utility Structures (including light standards) and other built features consistent with the spacing requirements of City Standard Detail LSD-5 City Standard Street Tree Clearances. In order to install all the trees shown on the Landscape Plan, utilities may require relocation subject to staff approval during Development Organization Review.
- D-8 Landscape plans shall be submitted to Development Organization for review and approval, indicating full details regarding (1) paving materials and textures of walkways and paved pedestrian areas, (2) lighting of walkways and pedestrian areas with low intensity non-glare type fixtures, and (3) landscaping of site and open areas. As part of the landscape plans the applicant shall submit:
- a) An underground irrigation plan.
 - b) A lighting plan for the illumination of the building, pedestrian and parking areas. Type of lighting fixtures, their heights, intensity and direction shall be clearly indicated.
 - c) Construction details of raised planters, walkways, paths, benches, walls, fences, trellises, and other architectural features as appropriate to the project.
- D-9 All provisions of the City of Fremont Landscape Development Requirements and Policies (LDRP) shall apply to this project unless otherwise approved by the City Landscape Architect. A current copy of the LDRP is available at the Engineering Counter.

Engineering Conditions

- E-1 A tentative tract map application and private street application shall be submitted for Planning Commission review and approval, and may be subject to modifications at the time of review.
- E-2 The tentative tract map application shall include full-width, scaled cross sections of Central Avenue and the on-site private vehicle access way. The cross sections shall include the location of underground utilities within the streets.
- E-3 If the final map for the townhouse project is approved prior to City Council awarding the construction contract for City Project 8445(PWC), the developer shall install complete street improvements to the centerline of Central Avenue across the site's frontage in accordance with the City's Subdivision Ordinance or the developer shall agree pay the prorated share of costs for the improvements constructed with City Project 8445(PWC). Street improvements include, but are not limited to: installation of pavement, curb, gutter, landscaping, sidewalk, streetlights, fire hydrants, and storm drain facilities; and relocation of existing utilities (including overhead utilities). Transitional pavement and other transitional improvements are required at the project boundaries, subject to determination, review, and approval of the City Engineer.
- E-4 If the final map for the townhouse project is approved after the City Council awards the construction contract for City Project 8445(PWC), the developer shall coordinate all work so as not to interfere or cause delays to the City's street improvement project.

- E-5 The developer shall comply with the City's Urban Runoff Clean Water Program in accordance with the Alameda Countywide NPDES Municipal Stormwater Permit, Order R2-2003-0021, NPDES Permit No. CAS0029831. In particular, the project plans shall include measures to demonstrate compliance with permit section C.3.d, Numeric Sizing Criteria for Pollutant Removal Treatment Systems. The project civil engineer shall include stormwater treatment hydraulic calculations with the first plan submittal for building permits.
- E-6 The tentative map application shall include a conceptual storm water treatment plan that includes details of the proposed site improvements needed to comply with the NPDES permit.
- E-7 In accordance with the Alameda Countywide NPDES Municipal Stormwater Permit, Order R2-2003-0021, NPDES Permit No. CAS0029831, the property owners shall enter into a maintenance agreement for the long-term operation and maintenance of on-site stormwater treatment measures. The agreement shall run with the land.
- E-8 The homeowners association is responsible for litter control and for sweeping of all paved surfaces within the common areas. Sidewalks, parking lots, and other paved areas must be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged to the storm drain.
- E-9 All public and private storm drain inlets are to be stenciled "No Dumping - Drains to Bay" using thermoplastic stencils purchased from the City of Fremont Maintenance Division. Alternative inlet stencils or marking may be permitted, subject to City Engineer approval during final map and subdivision improvement plan checking.
- E-10 All on-site storm drains are to be cleaned prior to building occupancy and also be cleaned each year immediately before the beginning of the rainy season (October 15). The City Engineer may require additional cleaning.
- E-11 All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution.
- E-12 The applicant shall provide for a functional system to control erosion and siltation during and after construction subject to review and approval by the City Engineer or Alameda County Flood Control and Water Conservation District. A separate plan shall be submitted for this purpose during Development Organization.
- E-13 Above ground architectural and building features that project over the proposed property line, shall be permitted on townhouse units by easements. Such features include, but not limited to, eaves, bay windows, balconies, porches, landings, and stairways, permitted by easement. Foundations for townhouse units must be contained within the individual lot. The details of these easements, including dimensions and descriptions, shall be included on the tentative map.
- E-14 All new utility service connections, including electrical and communications, shall be installed underground. Electrical transformers shall be installed in underground vaults within a public service easement.

Fire Department

- F-1 The applicant shall meet all requirements in the 2001 California Fire Code and local Ordinance #2485.
- F-2 Provide fire flow information for site. Contact Jose Rodriguez with the Alameda County Water District at 510-668-4419 to obtain information.
- F-3 The applicant shall install an automatic fire sprinkler system in the building for fire protection purposes. Standard Required: N.F.P.A. 13 with local amendments. See #3.
- F-4 Automatic fire suppression systems in all group R-1 occupancies shall have residential or quick response standard sprinkler heads in dwelling or guest portions of the building. The sprinkler system shall provide protection to at least all of the following areas garages, carports, bathrooms, concealed spaces, water heater/furnace rooms, closets, laundry rooms, attic spaces, under walks, or overhangs, balconies or deck greater than four feet in depth, and floor landings if wholly or partial enclosed, or other areas as required. The guest carports are covered and shall have A.F.E.S.
- F-5 The applicant shall install Fire alarm system as required. The system must be monitored. The system must be N.F.P.A. 72 compliant and have an interior audible device per the C.F.C. Upon completion a "UL" serial numbered certificate shall be provided at no cost to the City of Fremont Fire and Life Safety Inspector. Fire alarm systems devices shall be addressable and report to the Central Monitoring Station addressable.
- F-6 Separate permit is required for the underground fire service, fire sprinkler and fire alarm systems.
- F-7 The applicant shall provide for approval a site plan/ Civil Utility Plan with the location of public, on-site fire hydrants and Fire Department Connections location(s). Install one public and one private onsite fire hydrant. Public fire hydrants head within 300 ft of site to be a Clow Model 860 or equivalent.
- F-8 The applicant shall comply with Fremont code requirements for installation of fire retardant roof coverings.
- F-9 The applicant shall provide a 20 ft wide all weather surface (paving) for emergency vehicle access within 150 feet of all construction or combustible storage. This access shall be provided before any construction or combustible storage will be allowed. CFC 901.3, C.F.C 903.2. and C.F.C 903.3
- F-10 The applicant shall have a key box (Knox brand) located outside of buildings/gates and provide keys to the Fire Department so they may gain access. Vehicle gates shall use Knox lock or keyed over-ride switch. Gates shall also have an infrared receiver installed. Applications can be obtained at Fire Administration office, 3300 Capital Ave, Fremont.
- F-11 The building address must always be visible from public or private streets. Provide site map at private driveway entrance.
- F-12 The driveway access shall have a minimum 20 foot unobstructed linear width. These driveways/access roads shall be designated as Fire Lanes. Driveway /access roads and shall meet Fire Department standards for surface type, distance, weight loads, turn radius, grades, and vertical clearance. Approved

turnarounds shall be required for distances over 150 feet from public streets. Other mitigation's shall/may be required in addition to those listed. (CFC Sec. 902.2 as amended) **The applicant shall indicate on all site plans the location of required red curbs, curb lettering and fire lane signs. This project requires all curbs to be red, lettering every 30 feet and signs every 100 feet.**

- F-13 Fire Department connections for all sprinkler system must be located not more than 100 feet from a fire hydrant. N.F.P.A 14. All inlets shall have Knox type caps and signs/address placards installed at the connection.
- F-14 Fire hydrant spacing requirement is 300 feet spacing. The distance is measured as the fire engine travels on all- weather surfaces.
- F-15 The Fremont Fire Department (FFD) has the responsibility to respond to life threatening emergencies, fires and other types of emergencies at the location you are involved with. We would like to work with you in utilizing the drawings you've created to help protect the citizens of Fremont.

When submitting your application for a building permit we request that your plan set include a site plan, exit plan and floor plan for fire department use only. These plans should be in hard copy and digital format.

Attached you'll find several example drawings showing what we're trying to accomplish with your help. When assisting us, you do NOT need to have architects stamped seal on any modifications you submit to the FFD Complex Card Division. Please utilize the guidelines below. If you have any questions, don't hesitate to call me at 510-791-4292 or you can e-mail me at **gfogel@ci.fremont.ca.us**

The Site Plan should include:

- Fire Hydrants
- Fire Department Connections for wet and dry standpipes (FDC)
- Fire Sprinkler Connections (FDC)
- Automatic Sprinkler Riser (ASR)
- Post Indicator Valves (PIV)
- Fire Alarm Control Panels (FACP)
- Main Electrical and Gas Shut-offs

An Exit Plan should be included for each floor.

A Floor Plan should be included for each floor.

Digital drawings should be formatted in DWG or DXF. In order to reduce the size of the file and keeping our goal in mind, please remove unnecessary keynotes, symbols and layers. You may e-mail me this information (**gfogel@ci.fremont.ca.us**) or send by US mail to **City of Fremont Fire Department, 3300 Capital Ave Bldg "B", P.O. Box 5006, Fremont, CA 94537-5006, Attention Captain Fogel**. If field changes are made please send "as built" plans in a hard copy, and either a CD rom or floppy disk. Please include a contact name and phone number if we need to contact you regarding your drawings.

HAZARDOUS MATERIALS UNIT

- F-16 The applicant shall comply with the provisions of the permits required from any state or regional agencies, including, but not limited to, the Bay Area Air Quality Management District (BAAQMD), Regional Water Quality Control Board (RWQCB), Union Sanitary District's (USD) POTW and the Alameda County Department of Environmental Health.
- F-17 The portion of the facility to be converted to another use, shall be free of any reported hazardous materials and properly closed with the local agencies, as required by California Health and Safety Code, Chapter 6.95, and as detailed in the Hazardous Materials Business Plan filed with the City of Fremont Fire Department.
- F-18 The applicant must immediately notify the Fremont Fire Department, Hazardous Materials Unit of any underground pipes, tanks or structures; any suspected or actual contaminated soils; or other environmental anomalies encountered during site development activities. Any confirmed environmental liabilities will need to be remedied prior to proceeding with site development.
- F-19 The applicant must submit a Phase 1 and/or Phase 2 environmental site assessment(s). Additional requirements, remediation and/or clearances from Alameda County Health Department, Alameda County Water District, Regional Water Control Board, Department of Toxic Substances Control, or other agencies may be established subsequent to staff's review.

Environmental Services

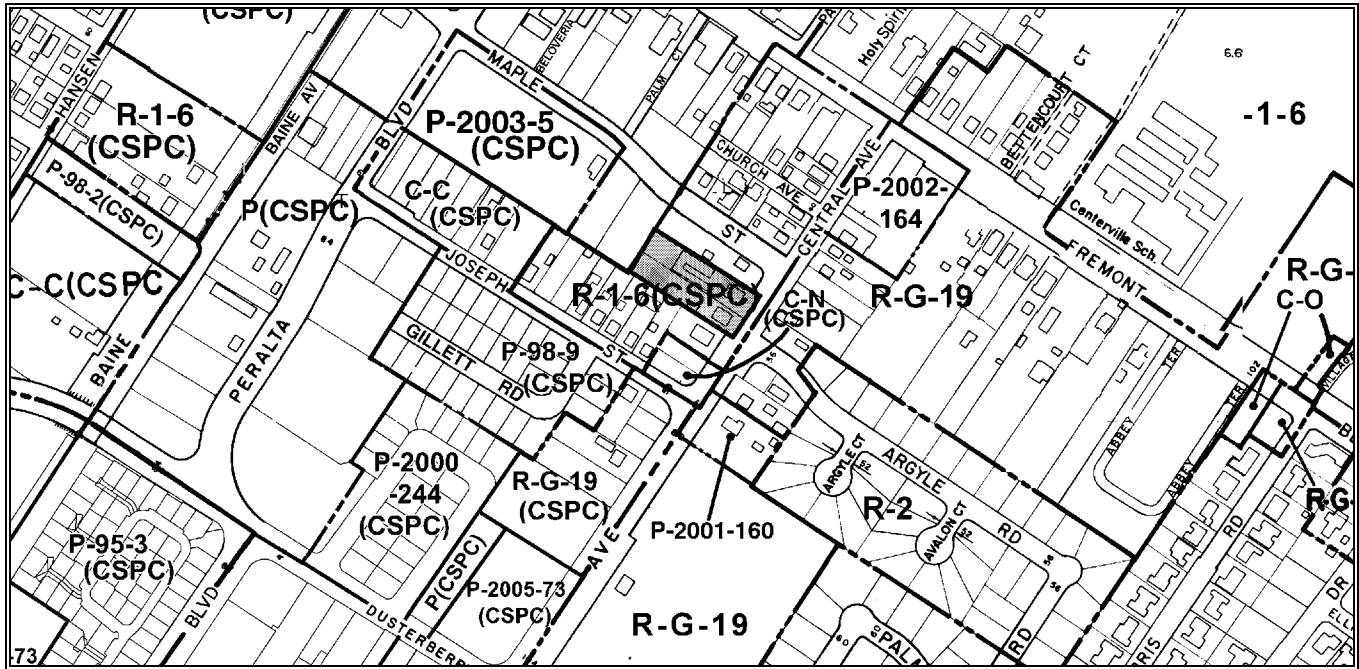
- G-1 Municipal solid waste (MSW) collection service is required for all commercial, multi-family and residential properties, and is provided by Allied Waste Industries (AWI) on an exclusive franchise basis. Collection of recyclables at single-family residential complexes is mandatory, and is provided by the City's franchised hauler (FMC IV, Ch 2, 4-2101, -2200, -2212). Contact AWI at (510) 657-3500 to arrange for service.
- G-2 Prior to receiving a demolition or building permit, the applicant must submit a **Waste Handling Plan** for managing all expected construction and demolition debris to the Environmental Services Division. Environmental Services supplies this form (see sample attached), or a Plan may be submitted in any format that includes the following information:
- a. Contractor's name, address, and telephone number
 - b. Project location and/or street address
 - c. Anticipated start and completion dates of the project
 - d. A list of debris materials the applicant expects to generate (e.g., glass, wood, metal, drywall, concrete, or bricks), the estimated total tonnage or volume of material, and whether it is to be salvaged, reused, recycled or disposed
 - e. Estimated total cost of waste disposal and recycling.
- G-3 Environmental Services will review the Plan and may recommend alternative disposal methods for the debris material.

- G-4 After completing the demolition or construction project, the contractor will submit a **Waste Disposal & Diversion Report** to Environmental Services on actual tonnages or volumes disposed and recycled for the project, and the actual cost of disposal and recycling. Environmental Services supplies this reporting form (see sample attached).
- G-5 The applicant may contract with any company licensed to do business in Fremont for collection, storage and hauling of contractor-separated construction and demolition materials for salvage or recycling. Separated material destined for recycling may not contain more than 10% by weight of solid waste or other non-recyclable material (FMC IV, Ch 2, 4-2303).
- G-6 The contractor must insure that non-recyclable construction and demolition debris is removed from the site using means set out in the Fremont Municipal Code, including one or more of the following ways (FMC IV, Ch 2, 4-2300):
- a. Removal from the premises by the construction or demolition contractor as part of a total construction, remodeling or demolition service offered by that contractor;
 - b. Placement of small amounts of debris into the customer's existing trash container(s) with prior notice to the City's franchised waste hauler;
 - c. Contacting the City's franchised waste hauler to arrange for use of rolloff drop boxes or debris box containers with sufficient capacity to store all demolition materials to be landfilled.
- G-7 Each dwelling unit shall include an area with a minimum of six (6) cubic feet designed for the internal storage of trash and recyclable material. A minimum of three (3) cubic feet (undivided) shall be provided for storage of trash and a minimum of three (3) cubic feet (undivided) shall be provided for storage of recyclable material.
- G-8 Each garage shall include sufficient storage space for yard waste, recycling, and garbage carts. This space shall be a minimum of 27 square feet, with overhead clearance of 48 inches.
- G-9 The driveway design must accommodate set-out of the 3 solid waste carts for collection, such that driveway, garages, and entrances are not blocked.

During Construction/ Grading

- H-1 The applicant shall notify Planning staff of the construction schedule. At the time of installation of framing and stucco/siding, the applicant or a representative of the applicant, shall request an on-site inspection by the project planner, to ensure compliance with the architectural detailing of the residences.

Existing Zoning
Shaded Area represents the Project Site



Existing General Plan

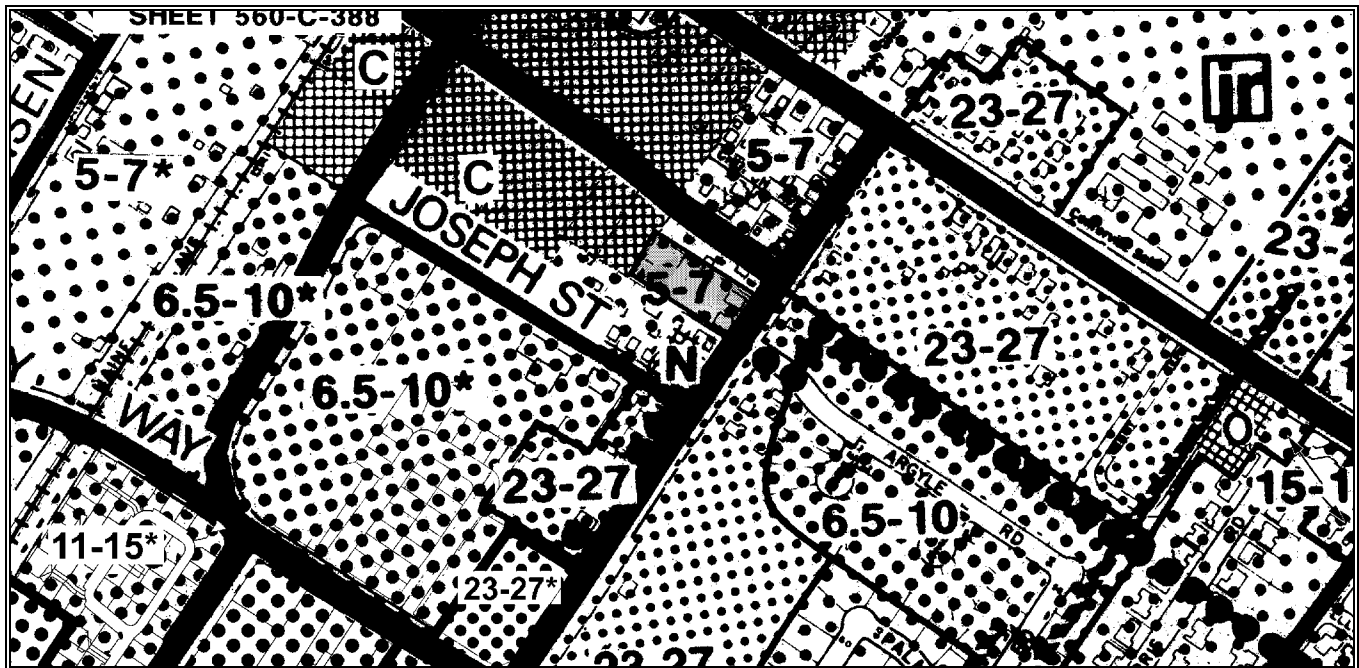


EXHIBIT “A1”

Attached to and made a part of

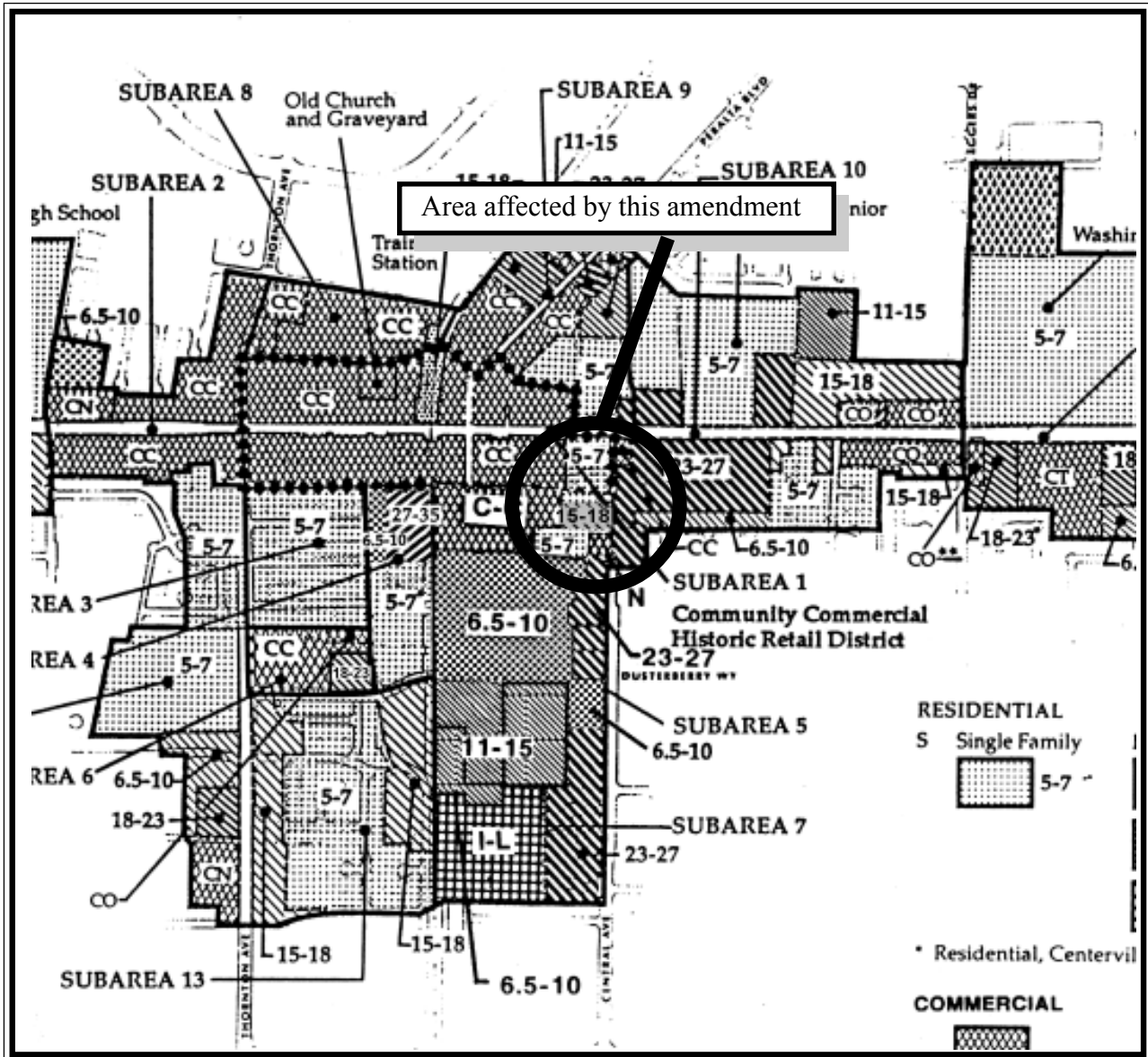
Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ day of _____, 20__ 06.

CENTERVILLE SPECIFIC PLAN OVERLAY (SECTION)

AFFECTS *Figure C-1 Planned Land Uses*, in the CENTERVILLE SPECIFIC PLAN



From: Residential, Low 5-7 du/ac
To: Residential, Med 15-18 du/ac

***Project Name:* Centerville Grove Townhouses**
***Project Number:* PLN2006-00067 (cspc)**

[pc on 2006-02-09] 60-384, 60-388

276

EXHIBIT “A2”

Attached to and made a part of

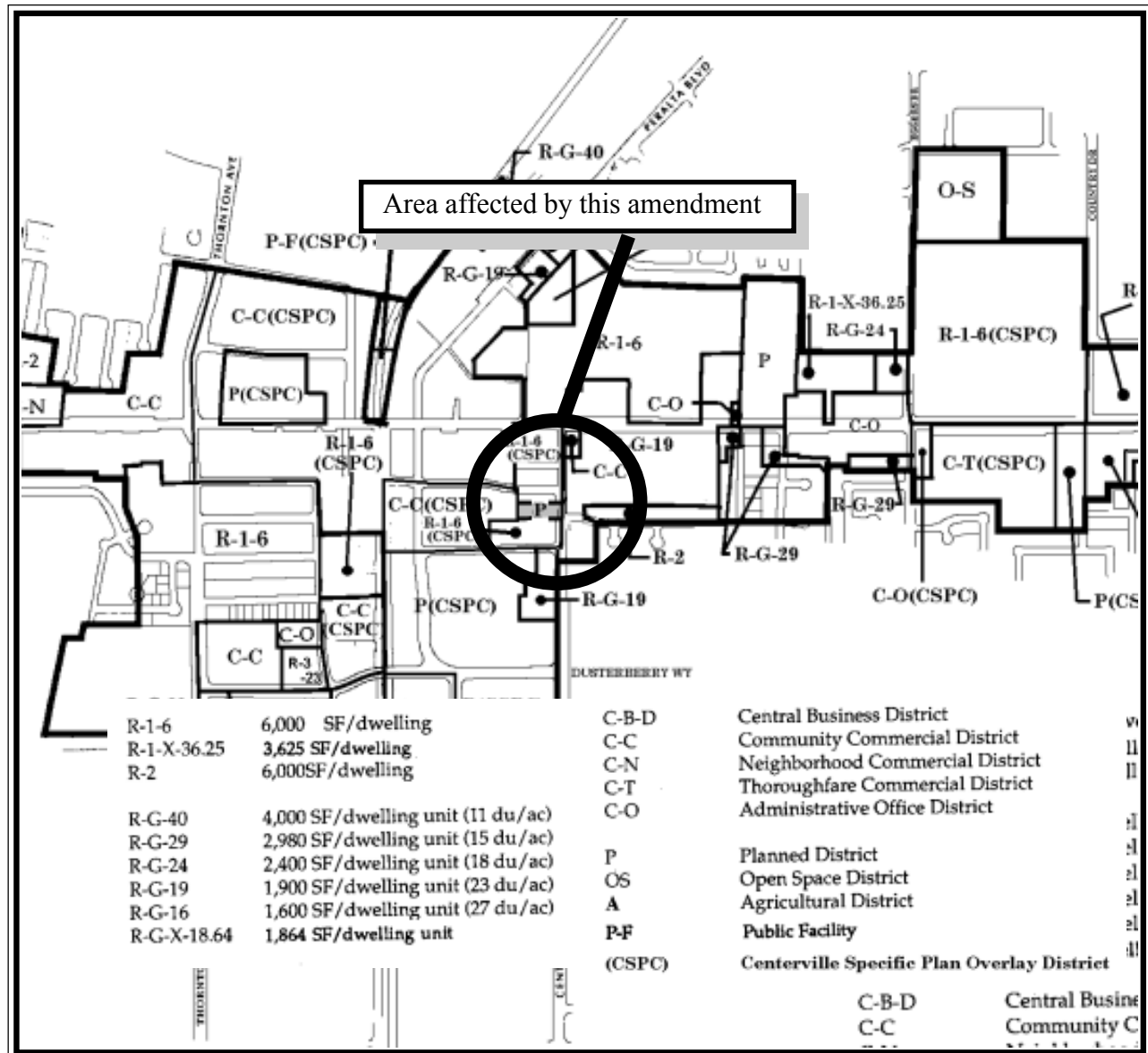
Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **20** 06 .

CENTERVILLE SPECIFIC PLAN OVERLAY (SECTION)

AFFECTS Figure D-1 Zoning Districts, in the CENTERVILLE SPECIFIC PLAN



From: R-1-6(CSPC)

To: P-2006-67(CSPC)

Project Name: Centerville Grove Townhouses

Project Number: PLN2006-00067 (cspc)

[pc on 2006-02-09] 60-384, 60-388

JAW

EXHIBIT “B”

Attached to and made a part of

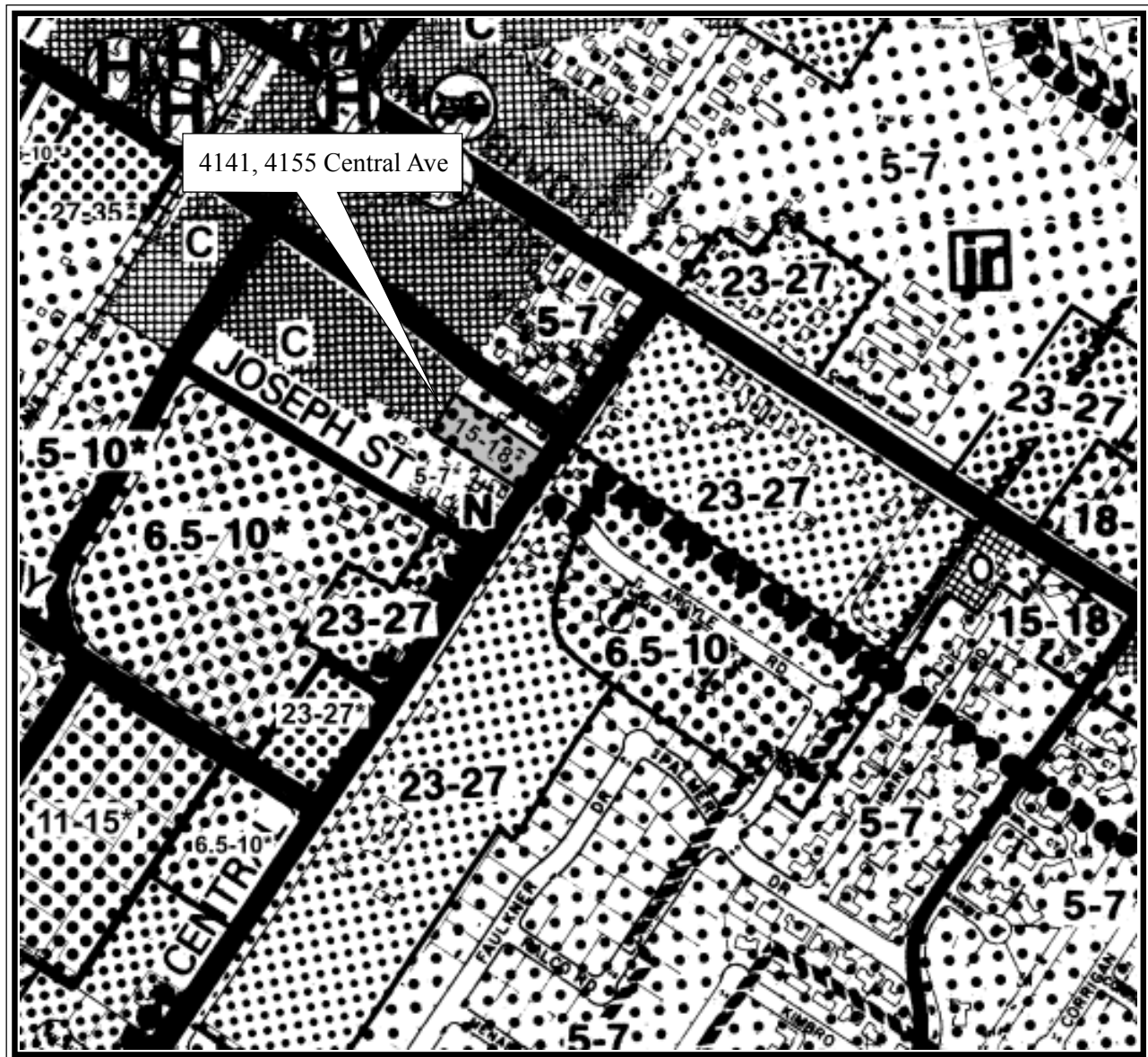
Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **20** 06 .

GENERAL PLAN LAND USE DIAGRAM (SECTION)

AFFECTS LAND USE DIAGRAM(S) FOR THE CENTERVILLE PLANNING AREA



From: Residential, Low 5-7 du/ac

To: Residential, Med 15-18 du/ac

Project Name: Centerville Grove Townhouses

Project Number: PLN2006-00067 (gpa)

[pc on 2006-02-09] 60-384, 60-388

RAW

EXHIBIT “C”

Attached to and made a part of

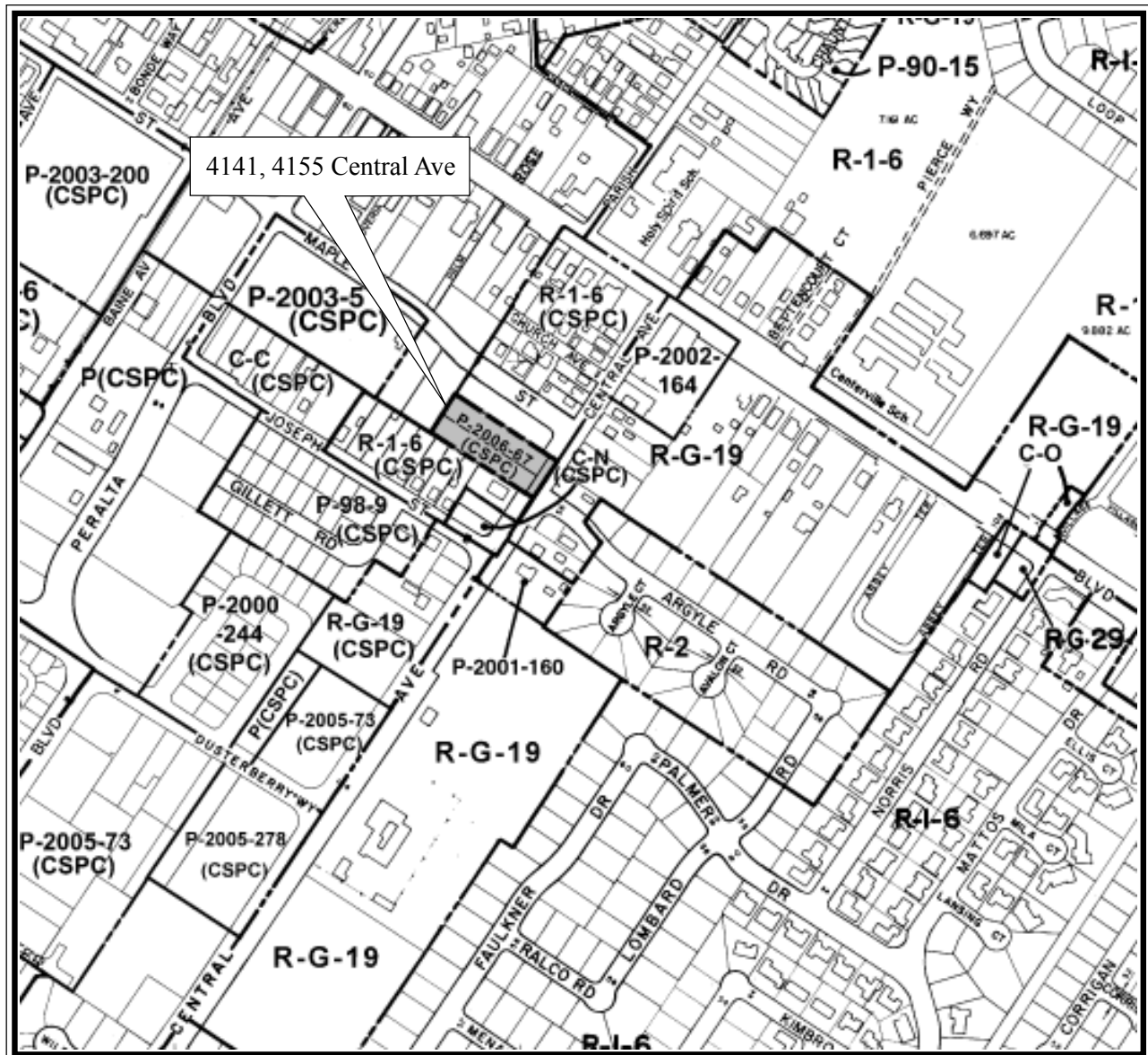
Ordinance No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **20** 06 .

ZONING MAP (SECTION)

AFFECTS ZONING MAP(S) FOR THE CENTERVILLE PLANNING AREA



From: R-1-6(CSPC)

To: P-2006-67(CSPC)

Project Name: Centerville Grove Townhouses

Project Number: PLN2006-00067 (PD)

[pc on 2006-02-09] 60-384, 60-388